

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2223-0000

FORMAT - A **(Circular No: - 28 / 2021)**

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the Lay-out of plotted development to be known as "**BHARTIA MEADOWS**" on ALL THOSE Pieces and parcels of Non-Agricultural lands bearing **(i)** Survey / Khasra / Gut No. 36, having an area of 2.92 Hectares, AND **(ii)** Survey / Khasra / Gut No. 47, having an area of 0.15 Hectare, both held in Occupancy Class - 1 Rights, Khate No. 156 respectively of MOUZA - RANALA, P. S. K. 18, situated at Village - Ranala, in Tahsil - Kamptee and District - NAGPUR.

1} I have investigated the title of the said property on the request of **(1) SHRI. TARUNKUMAR CHATURBHUI BHARTIA**, PAN ABCPB0275F & AADHAR UID 4833 7082 7171, **(2) SHRI. SUDHIR LAXMINARAYAN BHARTIA**, PAN ACEPB6031A & AADHAR UID 6148 0318 5790, **(3) SHRI. SAMIR LAXMINARAYAN BHARTIA**, PAN ACEPB6030B & AADHAR UID 5815 9166 2040; AND **(4) SHRI. CHETAN JAGDAMBAPRASAD BHARTIA**, PAN ABCPB3276G & AADHAR UID 6849 1459 0263, All Residents of Nagpur, Tahsil and District - NAGPUR, and following documents i.e.:-



i) Description of the property.

ALL THOSE Pieces and Parcels of Non-Agricultural lands bearing (i) Survey / Khasra / Gut No. 36, having an area of 2.92 Hectares, AND (ii) Survey / Khasra / Gut No. 47, having an area of 0.15 Hectare, both held in Occupancy Class - 1 Rights, Khate No. 156 respectively of MOUZA - RANALA, P. S. K. 18, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Ranaia, in Tahsil - Kamptee and District - NAGPUR.

ii) The Document of Ownership of land bearing Khasra Nos. 36 & 47.

- (a) Property Card (7/12 Extract) of Survey No. 36 and 47.
- (b) Adhikar Abhilekh Panji.
- (c) Compromise Decree passed by the 2nd Joint Civil Judge, Senior Division, Nagpur on 16-06-2006.
- (d) General Power of Attorney on 16-06-2006.
- (e) Agreement of Development dated 20-09-2006 bearing Serial No. 03784.
- (f) Power of Attorney dated 20-09-2006 bearing Serial No. 3785.
- (g) Agreement to Sell on 19-09-2006.
- (h) Sale Deed dated 25-06-2008, bearing Serial No. 3825.
- (i) N.A. Order dated 26-11-2010.
- (j) Layout sanctioned Order Dated 23-07-2010.
- (k) Agreement of Development with Nagpur Improvement Trust on 23-03-2016.
- (l) Ferfar Ferfar Panjis bearing Nos. 159 dated 21-10-1990; 6030 dated 08-09-2006; 7864 dated 04-12-2008.
- (m) Release Letter dated 02-05-2016.
- (n) Release Letter dated 13-05-2022.

iii) Search report for 30 years from 1993 to 2022.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.



Owner of the land:

ALL THOSE Pieces and parcels of Non-Agricultural lands bearing (i) Survey / Khasra / Gut No. 36, having an area of 2.92 Hectares; AND (ii) Survey / Khasra / Gut No. 47, having an area of 0.15 Hectare, both held in Occupancy Class - 1 Rights, Khate No. 156 respectively of MOUZA - RANALA, P. S. K. 18, situated at Village - Ranala, in Tahsil - Kamptee and District - NAGPUR.	(1) SHRI. TARUNKUMAR CHATURBHUI BHARTIA, (2) SHRI. SUDHIR LAXMINARAYAN BHARTIA, (3) SHRI. SAMIR LAXMINARAYAN BHARTIA; AND (4) SHRI. CHETAN JAGDAMBAPRASAD BHARTIA,
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **(1) SHRI. TARUNKUMAR CHATURBHUI BHARTIA, (2) SHRI. SUDHIR LAXMINARAYAN BHARTIA, (3) SHRI. SAMIR LAXMINARAYAN BHARTIA; AND (4) SHRI. CHETAN JAGDAMBAPRASAD BHARTIA,** on the said lands are good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **(1) SHRI. TARUNKUMAR CHATURBHUI BHARTIA, (2) SHRI. SUDHIR LAXMINARAYAN BHARTIA, (3) SHRI. SAMIR LAXMINARAYAN BHARTIA; AND (4) SHRI. CHETAN JAGDAMBAPRASAD BHARTIA** on the said lands are enclosed herewith as annexure.

Encl : Annexure
Date: 20-06-2022



(SANDEEP SHASTRI)
Advocate

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1} Property Card (7/12 Extract) as on date of application for registration-

The names of **(1) SHRI. TARUNKUMAR CHATURBHUI BHARTIA, (2) SHRI. SUDHIR LAXMINARAYAN BHARTIA, (3) SHRI. SAMIR LAXMINARAYAN BHARTIA; AND (4) SHRI. CHETAN JAGDAMBAPRASAD BHARTIA**, are recorded in the property card in respect of the property comprising lands bearing **(i)** Survey / Khasra / Gut No. 36, having an area of 2.92 Hectares, Rental Rs. 7.50 Yearly AND **(ii)** Survey / Khasra / Gut No. 47, having an area of 0.15 Hectare, Rental Rs. 0.50 Yearly, both held in Occupancy Class - 1 Rights, Khate No. 156 respectively of MOUZA - RANALA, P. S. K. 18, situated at Village - Ranala, in Tahsil - Kamptee and District - NAGPUR.

- 2} Mutation Entry -
The property card (7/12 Extract) of Retainable lands bearing Khasra Nos. 36 & 47 reveals that vide Mutation / Ferfar Entry No. 7864 dated 04-12-2008 in the names of **(1) SHRI. TARUNKUMAR CHATURBHUI BHARTIA, (2) SHRI. SUDHIR LAXMINARAYAN BHARTIA, (3) SHRI. SAMIR LAXMINARAYAN BHARTIA; AND (4) SHRI. CHETAN JAGDAMBAPRASAD BHARTIA** are recorded as joint Owners of the said lands.

- 3} Search report for 30 years from 1993 to 2022 taken from Sub-Registrar office at Nagpur.

- (i)** THAT, ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. (Old) 103 and 109 of MOUZA - RANALA, P.S.K. 18, having an area of 0.37 Acre (i.e. 0.15 Hectare) and 7.22 Acres (i.e. 2.92 Hectares) respectively, both held in Occupancy Class - 1 Rights, Rental Rs. 0.50 Yearly and Rs. 17.50 Yearly respectively, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Ranala, in Tahsil and District - NAGPUR, Originally belonged to Shri. Mahammad Umar Abdul Hafiz as a



recorded Owner thereof as per Records of Rights of 1954-55. The both lands are held in Malik-Makbuja Rights before 01-10-1955 and as per Vajibul Arja, it is seen that there lies permanent Path way from Survey / Khasra / Gut No. 103. It is pertinent to note that as per Form-P1 of Revenue Records the aforesaid lands belonged to Shri Anyaji Bhat and Shri Bonman Bhat Bramhin resident of Aajni.

(ii) THAT, during the course of time Resurvey of the said MOUZA - RANALA held and the aforesaid land bearing Survey / Khasra / Gut No. (Old) 103, having an area of 0.37 Acre (i.e. 0.15 Hectare), Rental Rs. 0.50 Yearly, held in Occupancy Class - 1 Rights is now identified as Survey / Khasra / Gut No. 47, having an area of 0.15 Hectare, Rental Rs. 0.50 Yearly, held in Occupancy Class - 1 Rights, Khate No. 156 AND Survey / Khasra / Gut No. (Old) 109, having an area of 7.22 Acres (i.e. 2.92 Hectares), Rental Rs. 7.50 Yearly, held in Occupancy Class - 1 Rights is now identified as Survey / Khasra / Gut No. 36, having an area of 2.92 Hectares, Rental Rs. 7.50 Yearly, held in Occupancy Class - 1 Rights, Khate No. 156.

(iii) THAT, during the course of time the aforesaid Owner namely Shri. Mohammad Umar Abdul Hafiz is left for his heavenly abode sometime in the year 1988 and consequent upon his demise his aforesaid properties devolved upon his widow Smt. Sayrabi Mohammad Umar, five Sons namely (i) Shri. Safruddin Mohammad Umar, (ii) Shri. Nizamuddin Mohammad Umar, (iii) Shri. Isamuddin Mohammad Umar, (iv) Shri. Mohammad Khurshid Mohammad Umar and (v) Shri. Mohammad Vakil Mohammad Umar and six daughters namely (i) Smt. Khatunbi Ahmad Majid, (ii) Smt. Khairunbi alias Khairunissa Mohammad alias Abdul Ajij, (iii) Smt. Jammunissa alias Kamrunissa Mohammad Nijam, (iv) Smt. Badrunissa Mohammad Zahir Ansari, (v) Smt. Sugaraben alias Sugarabano Mohammad Zamil alias Jagir and (vi) Smt. Jaibunissa alias Jaivunissa Mohammad Salim, by way of succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 159 dated 21-10-1990.



- (iv) THAT, the aforesaid Co-owner namely Smt. Sayrabi Mahammad Umar is left for her heavenly abode on 11-09-1994 and consequent upon her demise her undivided share and interest in the aforesaid properties devolved upon her five Sons namely (i) Shri. Safruddin Mahammad Umar, (ii) Shri. Nizamuddin Mahammad Umar, (iii) Shri. Isamuddin Mahammad Umar, (iv) Shri. Mohammad Khurshid Mahammad Umar and (v) Shri. Mohammad Vakil Mahammad Umar and six Daughters namely (i) Smt. Khatunbi Ahmad Majid, (ii) Smt. Khairunbi alias Khairunissa Mahammad alias Abdul Ajij, (iii) Smt. Jammunissa alias Kamrunissa Mohammad Nijam, (iv) Smt. Badrunissa Mohammad Zahir Ansari, (v) Smt. Sugaraben alias Sugarabano Mohammad Zamil alias Jagir and (vi) Smt. Jaibunissa alias Jaivunissa Mohammad Salim, by way of succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records.
- (v) THAT, during the course of time some dispute arose between the legal heirs of Late Mahammad Umar Abdul Aziz between themselves in terms of aforesaid properties initiating a legal proceedings in the court of law thus filed a civil suit in the Court of law thus filed a Civil Suit bearing No. 634/2004 in the Civil Judge Senior Division, Nagpur.
- (vi) THAT, the aforesaid Owner namely Smt. Khatunbi Ahmad Majid is left for her heavenly abode and consequent upon her demise her undivided share and interest in the aforesaid properties devolved upon her only Son namely Shri. Shakil Ahmad Abdul Maji and only Daughter namely Smt. Jayada Begam Vakil Ahmad, by way of succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 6030 dated 08-09-2006.
- (vii) THAT, the aforesaid legal heirs of Late Mahammad Umar Abdul Aziz resolved their dispute amicably in between themselves thus Compromise Decree passed by the 2nd Joint Civil Judge, Senior Division, Nagpur on 16-06-2006.



- (viii) THAT, the aforesaid Co-owners namely (i) Shri. Safruddin Mahammad Umar, (ii) Shri. Nizamuddin Mahammad Umar, (iii) Shri. Isamuddin Mahammad Umar, (iv) Shri. Mohammad Khurshid Mahammad Umar, (v) Shri. Mohammad Vakil Mahammad Umar, (vi) Smt. Khairunbi alias Khairunissa Mahammad ailas Abdul Ajij, (vii) Smt. Jammunissa alias Kamrunissa Mohammad Nijam, (viii) Smt. Badrunissa Mohammad Zahir Ansari, (ix) Smt. Sugaraben alias Sugarabano Mohammad Zamil alias Jagir and (x) Smt. Jaibunissa alias Jaivunissa Mohammad Salim, (xi) Shri. Shakil Ahmad Abdul Maji and (xii) Smt. Jayada Begam Vakil Ahmad jointly later on decided to develop the said lands by carving outs various Plots of different sizes therein.
- (ix) THAT, the aforesaid Co-owners Shri. Mohammad Khurshid Mahammad Umar executed a General Power of Attorney on 16-06-2006 in favour of Shri. Balkrushna Chaturbhuj Bhartia and the said Power of Attorney dated 16-06-2006, which is duly registered at the Office of the Joint Sub Registrar, Kamptee in Book No. 4 at Serial No. 3297 on even date.
- (x) THAT, accordingly by an Agreement of Development dated 20-09-2006 the aforesaid then Co-owners entrusted the entire work of Development of the said property to Shri. Tarunkumar Chatturbhuj Bhartia, Resident of Khare Town, Dharampeth, Nagpur, upon the several terms and conditions contained therein and the said Agreement of Development dated 20-09-2006, which is duly registered at the Office of the Sub Registrar, Kamptee in Book No. 1 at Serial No. 03784 on even date.
- (xi) THAT, in pursuance of the said Agreement, the aforesaid Co-owners excluding Shri. Mohammad Khurshid Mahammad Umar executed a General Power of Attorney on 20-09-2006 in favour of Shri. Tarunkumar Chatturbhuj Bhartia and Shri. Sudhir Laxminarayan Bhartiya and the said Power of Attorney dated 20-09-2006 is registered at the Office of the Joint Sub



Registrar, Kamptee in Book No. 4 at Serial No. 3785 on even date.

(xii) THAT, during the course of time the aforesaid Co-owners executed Agreement to Sell on 19-09-2006 of the aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural land bearing Survey / Khasra / Gut No. 47, having an area of 0.15 Hectare, Rental Rs. 0.50 Yearly AND Survey / Khasra / Gut No. 36, having an area of 2.92 Hectares, Rental Rs. 7.50 Yearly, both held in Occupancy Class - 1 Rights, both Khate No. 156, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Ranala, in Tahsil - Kamptee and District - NAGPUR, which is duly regularized by the Collector of Stamps, Nagpur (Rural) vide its EVN Case No. 17/2008-09 dated 21-05-2008 and thereby recovered deficit Stamp of Duty of Rs. 76,900/- and Penalty amounting to Rs. 29,230/- vide Challan No. 30/83, 30/84 dated 21-05-2008 and the said instrument is certified by the said Authority under Section 41 of Maharashtra Stamp Act 1958 on 21-05-2008.

(xiii) THAT, the aforesaid Co-owners through their Power of Attorney holders jointly later on transferred/sold their aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural land bearing Survey / Khasra / Gut No. 47, having an area of 0.15 Hectare, Rental Rs. 0.50 Yearly AND Survey / Khasra / Gut No. 36, having an area of 2.92 Hectares, Rental Rs. 7.50 Yearly, both held in Occupancy Class - 1 Rights, both Khate No. 156, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Ranala, in Tahsil - Kamptee and District - NAGPUR, by way of Sale to (i) Shri. Tarunkumar Chaturbhuj Bhartia, (ii) Shri. Sudhir Laxminarayan Bhartia, (iii) Shri. Samir Laxminarayan Bhartia and (iv) Shri. Chetan Jagdambaprasad Bhartia, by a Sale Deed dated 25-06-2008, which is duly registered at the Office of the Joint Sub Registrar, Kamptee in Book No. 1 at Serial No. 3825 on even date. As a result therefore the



aforesaid (i) Shri. Tarunkumar Chaturbhuji Bhartia, (ii) Shri. Sudhir Laxminarayan Bhartia, (iii) Shri. Samir Laxminarayan Bhartia and (iv) Shri. Chetan Jagdambaprasad Bhartia jointly have now become an exclusive, absolute and full Co-owners of the said properties with transferable rights therein and the same is accordingly recorded in Revenue Records vide Ferfar Entry No. 7864 dated 04-12-2008.

- (xiv) THAT, the aforesaid (i) Shri. Tarunkumar Chaturbhuji Bhartia, (ii) Shri. Sudhir Laxminarayan Bhartia, (iii) Shri. Samir Laxminarayan Bhartia and (iv) Shri. Chetan Jagdambaprasad Bhartia later on jointly decided to develop the aforesaid land bearing Survey / Khasra / Gut No. 36 of MOUZA - RANALA into a residential layout by carving out various Plots of different sizes therein.
- (xv) THAT, the aforesaid Agricultural land comprising Survey / Khasra / Gut No. 36 of MOUZA - RANALA is converted for Non-Agricultural (Residential) Use in terms of the Order of the Collector, Nagpur bearing No. Prastut/Jilhadhikari/Kavi-2014/2010 dated 26-11-2010 passed in Revenue Case No. 37/NAP-34/2010-2011.
- (xvi) THAT, accordingly they jointly prepare a layout of the aforesaid land comprising Survey / Khasra / Gut No. 36 by carving out various plots of different sizes therein and the said layout is also duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur vide his sanctioned Order No. Akrushi/Mou.Ranala/Ta.Kamptee/Sasannag/2752 Dated 23-07-2010.
- (xvii) THAT, for the purpose of development of said land the aforesaid Vendors entered into an Agreement of Development with Nagpur Improvement Trust on 23-03-2016 upon several terms and conditions contained therein.
- (xviii) THAT, out of the aforesaid layout, the Plot Nos. 32 to 37, 39, 40, 47 and 65 to 70 are released by the Building Engineer



(Metro), Nagpur Improvement Trust, Nagpur vide its Letter No. E.E.(Metro)/AE(M-2)/4985 dated 02-05-2016. As per the said Release Letter dated 02-05-2016 the Net area of the said Plot Nos. 32 to 37, 39, 40, 47 and 65 to 70 are shown and declared 3849.84 Sq. Mtrs.

(xix) THAT, out of the aforesaid layout all other remaining Plots bearing Plot Nos. 1 to 31, 38, 41 to 46, 48 to 55 to 64 and Amenity Space in the layout are released as per the said Release Letter dated 13-05-2022 bearing No. A.E.I. (East)NMRDA/2762.

(xx) THAT, the aforesaid **(1) SHRI. TARUNKUMAR CHATURBHUI BHARTIA, (2) SHRI. SUDHIR LAXMINARAYAN BHARTIA, (3) SHRI. SAMIR LAXMINARAYAN BHARTIA; AND (4) SHRI. CHETAN JAGDAMBAPRASAD BHARTIA,** later on decided to develop the aforesaid lands into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**BHARTIA MEADOWS**".

(xxi) THAT, purpose of verification of title, the following documents relating to said property are provided to us:-

- (a) Property Card (7/12 Extract) of Survey No. 36 and 47.
- (b) Adhikar Abhilekh Panji.
- (c) Compromise Decree passed by the 2nd Joint Civil Judge, Senior Division, Nagpur on 16-06-2006.
- (d) General Power of Attorney dated 16-06-2006 between Shri. Mohammad Khurshid Mohammad Umar and Shri. Balkrishna Chaturbhui Bhartia, registered at Sr. No. 3297.
- (e) Agreement of Development dated 20-09-2006 registered at Serial No. 03784.
- (f) Power of Attorney dated 20-09-2006 between Shri. Mohammad Khurshid Mohammad Umar and Shri. Tarunkumar Chaturbhui Bhartia and others, registered at Serial No. 3785.



- (g) Agreement to Sell dated 19-09-2006 between Shri. Mohammad Khurshid Mohammad Umar and others and Shri. Tarunkumar Chartubhuj Bhartia and others.
- (h) Sale Deed dated 25-06-2008, between Shri. Mohammad Khurshid Mohammad Umar and others and Shri. Tarunkumar Chartubhuj Bhartia and others, registered at Serial No. 3825.
- (i) N.A. Order dated 26-11-2010, by Collector Nagpur.
- (j) Layout sanctioned Order Dated 23-07-2010.
- (k) Agreement of Development with Nagpur Improvement Trust on 23-03-2016.
- (l) Ferfar Ferfar Panjis bearing Nos. 159 dated 21-10-1990; 6030 dated 08-09-2006; 7864 dated 04-12-2008.
- (m) Release Letter dated 02-05-2016.
- (n) Release Letter dated 13-05-2022.

(xxii) THAT, all the aforesaid documents produced by (1) SHRI. TARUNKUMAR CHATURBHUI BHARTIA, (2) SHRI. SUDHIR LAXMINARAYAN BHARTIA, (3) SHRI. SAMIR LAXMINARAYAN BHARTIA; AND (4) SHRI. CHETAN JAGDAMBAPRASAD BHARTIA, to me for security and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owners that they have not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or third party interest is created.

(xxiii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey /Gut Nos. 36 & 47 MOUZA : RANALA, for the period of 30 (Thirty) years (i.e. from 1993 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH003592447202223E Dated 16-06-2022 for the period of 1993 to 2004 and GRN No. MH003475894202223E for the period of 2005 to 2022 for Kh. No. 36 and GRN No. MH003592333202223E for the period of 1993 to 2004 and GRN



No. MH003484388202223E for the period of 2005 to 2022 for
Kh. No. 47. The receipts of the same are enclosed herewith.

(xxiv) THAT, during our online search we did not come across any
adverse entry recorded relating to the aforesaid property.

4} Any other relevant Title:- N.A.

5} Litigations if any:- N. A.

Date: 20-06-2022




(SANDEEP SHASTRI)
ADVOCATE